



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

BZA# 0920-016-AG Barry Bell

**BZA Meeting Minutes
October 22, 2020
7:00 p.m.**

Roll Call of Members

Present:

- Brad Baker
- Mike Berry
- Dennis Schrupf
- Liz Nelson
- Aaron Culp - Legal Counsel
- C.J. Taylor - C/JT Plan Director
- Terri Strong- Recorder

Absent:

Scott Bockoski

1. Declaration of Quorum- Dennis Schrupf as acting Chairman declared a quorum with four members present.
2. Approval of Minutes: August 20, 2020 (No September Meeting)
Mr. Berry made motion to approve August 20, 2020 minutes. Mr. Baker second. All present in favor.
3. Public Comment- Chairman Schrupf asked if anyone present had comment on any topic not on the agenda. No public comment.
4. Old Business: None
5. New Business

Docket#: BZA# 0920-016-AG

Petitioner: Barry Bell

Property Address: 5970 East 236th Street Cicero, IN 46034

A Development Standards Variance Request application has been submitted concerning Article 3.2 of the Cicero/Jackson Township Zoning Ordinance to allow the exceedance of the maximum allowed depth of two and one-half (2.5) times the width of a lot.

Chairman Schrupf explained to Petitioner that with four members three of four votes will be needed. Petitioner stated they would like to proceed. Chairman Schrupf welcomed the petitioner to address the Board.

Bob Morris with Indy's Choice Real Estate representing the Bell's. Address is 5737 East 156th St. Noblesville. The project is a micro subdivision, have 24 acres with house and barn on lot. Will be looking at 6 acre lots. Does not appear to have any opposition of neighbors.

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Mr. Berry made motion to open the public hearing. Mr. Baker second. All present in favor.

No public

Mrs. Nelson made motion to close the public hearing. Mr. Berry second. All present in favor.

Chairman Schrupf asked for Board comments or questions. Mr. Berry questioned if considered two lots instead of four. Mr. Morris responded that he gets more calls on five acre lots versus 10 acres. Mr. Berry stated very long lots. Mr. Schrupf questioned the main drain, is that affecting the lot placement. Mr. Morris stated it does impact the placement, goes across all four lots at a diagonal. Can not be built upon the drain area.

Mr. Berry made motion to approve BZA 0920-016-AG. Mr. Baker second.

Mr. Baker-no, Mr. Berry-yes, Mrs. Nelson-yes, Mr. Schrupf-yes.

Chairman Schrupf stated motion is granted for exception.

Action Item:

- 1. Plan Director's Report: **Included in your packet.** Revenue for September is good, ytd \$16000 ahead of last year. Section 2, 24 sites of Tamarack have been permitted. First Farmers moving into the Bank building in September. In November looking at section four of Tamarack at Plan Commission. Looking at asphalt in Section 3 for duplex options as they are selling rapidly. Lenar homes moving forward and told Arbor Homes will be coming before Plan Commission. Also 80 acres behind Greystone is being looked at. Town Council decided Tuesday night to move forward with looking at bond and engineer for water/sewer. Sewer is at capacity, water can keep up, however difficulty at times. Sewer Plant can be doubled.**
- 2. Chairman's Report: No report.**
- 3. Legal Counsel's Report: No report.**
- 4. Board Member Comments: Mr. Berry stated last meeting discussed officers, would recommend next meeting it is on the agenda to ensure covered. Currently Chairman and Secretary only. Mr. Culp stated should do prior to January 2021 elections. Mr. Taylor to add to agenda.**
- 5. Next Planned BZA Meeting: **November 19, 2020****
- 6. Adjournment: **Mr. Berry made motion to adjourn. Mrs. Nelson second. All present in favor.****



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Chairman: _____

[Handwritten signature]

Secretary: _____

[Handwritten signature]

Date: _____

11/19/2020

Location:

Red Bridge Park
697 W. Jackson Street
Cicero, IN 46034